UNITED STATES SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 20549

# FORM D

flering ( check if this is an amendment and name has changed, and indicate change.)

☐ Rule 504

☐ Amendment

Name of Issuer ( check if this is an amendment and name has changed, and indicate change.)

The acquisition and sale of undivided tenant in common interests in real property.

NOTICE OF SALE OF SECURITIES
PURSUANT TO REGULATION D,
SECTION 4(6), AND/OR
UNIFORM LIMITED OFFERING EXEMPTION

□ Rule 505

(Number and Street, City, State, Zip Code)

(Number and Street, City, State, Zip Code)

limited partnership, already formed

0

Month

CN for Canada: FN for other foreign jurisdiction)

limited partnership, to be formed

A. BASIC IDENTIFICATION DATA

□ Rule 506

Telephone N

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other (pl

□ Actual

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Year

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### GENERAL INSTRUCTIONS

Plano 1031 Limited Partnership Filing Under (Check box(es) that apply):

Plano 1031 Limited Partnership

Address of Principal Business Operations

(if different from Executive Offices)

Address of Executive Offices

Brief Description of Business

Type of Business Organization Corporation

business trust

New Filing

1. Enter the information requested about the issuer

2901 Butterfield Road, Oak Brook, Illinois 60523

Actual or Estimated Date of Incorporation or Organization:

Federal:

**FORM** 

Type of Filing:

Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 17 CFR 230.501 et seq. or 15 U.S.C. 77d(6).

When to File: A notice must be filed no later than 15 days after the first sale of securities in the offering. A notice is deemed filed with the U.S. Securities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given below or, if received at that address after the date on which it is due, on the date it was mailed by United States registered or certified mail to that address.

Where to File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20549

Jurisdiction of Incorporation or Organization: (Enter two-letter U.S. Postal Service abbreviation for State:

Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

Information Required: A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any changes thereto, the information requested in Part C, and any material changes from the information previously supplied in Parts A and B. Part E and the Appendix need not be filed with the SEC.

Filing Fee: There is no federal filing fee.

State:

This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount shall accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix to the notice constitutes a part of this notice and must be completed.

ATTENTION

Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in a loss of an available state exemption unless such exemption is predicated on the filing of a federal notice.

#### A. BASIC IDENTIFICATION DATA 2. Enter the information requested for the following: · Each promoter of the issuer, if the issuer has been organized within the past five years; Each beneficial owner having the power to vote or dispose, or direct the vote or disposition of, 10% or more of a class of equity securities of the Each executive officer and director of corporate issuers and of corporate general and managing partners of partnership issuers; and Each general and managing partner of partnership issuers. Check Box(es) that Apply: Promoter Beneficial Owner □ Executive Officer □ Director ☐ General and/or Managing Partner Full Name (Last name first, if individual) Inland Real Estate Exchange Corporation Business or Residence Address (Number and Street, City, State, Zip Code) 2901 Butterfield Road, Oak Brook, Illinois 60523 Check Box(es) that Apply: Promoter Beneficial Owner ☐ Executive Officer □ Director General and/or Managing Partner Full Name (Last name first, if individual) Plano 1031 G.P., L.L.C. Business or Residence Address (Number and Street, City, State, Zip Code) 2901 Butterfield Road, Oak Brook, Illinois 60523 Check Box(es) that Apply: □ Promoter ■ Beneficial Owner ■ Executive Officer ☐ Director ☐ General and/or Managing Partner Full Name (Last name first, if individual) Guiral, Brenda G. ◆ Business or Residence Address (Number and Street, City, State, Zip Code) 2901 Butterfield Road, Oak Brook, Illinois 60523 Check Box(es) that Apply: □ Promoter ☐ Executive Officer □ Director General and/or Beneficial Owner Managing Partner Full Name (Last name first, if individual) Goodwin, Daniel L. ◆ Business or Residence Address (Number and Street, City, State, Zip Code) 2901 Butterfield Road, Oak Brook, Illinois 60523 Check Box(es) that Apply: □ Promoter ■ Beneficial Owner ☐ Executive Officer □ Director ☐ General and/or Managing Partner Full Name (Last name first, if individual) Parks, Robert D. • Business or Residence Address (Number and Street, City, State, Zip Code) 2901 Butterfield Road, Oak Brook, Illinois 60523 Check Box(es) that Apply: ☐ Promoter ■ Beneficial Owner ☐ Executive Officer □ Director ☐ General and/or Managing Partner Full Name (Last name first, if individual) Matlin, Roberta S. ♦ Business or Residence Address (Number and Street, City, State, Zip Code) 2901 Butterfield Road, Oak Brook, Illinois 60523 Check Box(es) that Apply: □ Promoter ☐ Beneficial Owner ■ Executive Officer □ Director ☐ General and/or Managing Partner Full Name (Last name first, if individual) DelRosso, Patricia A. ◆ Business or Residence Address (Number and Street, City, State, Zip Code) 2901 Butterfield Road, Oak Brook, Illinois 60523

• Name of the executive officer or director of Inland Real Estate Exchange Corporation, the sole member of Plano 1031 G.P., L.L.C., the general partner of the issuer.

(Use blank sheet, or copy and use additional copies of this sheet, as necessary.)

## A. BASIC IDENTIFICATION DATA 2. Enter the information requested for the following: Each promoter of the issuer, if the issuer has been organized within the past five years; Each beneficial owner having the power to vote or dispose, or direct the vote or disposition of, 10% or more of a class of equity securities of the issuer, Each executive officer and director of corporate issuers and of corporate general and managing partners of partnership issuers; and Each general and managing partner of partnership issuers. ☐ Promoter Beneficial Owner ■ Executive Officer □ Director General and/or Check Box(es) that Apply: Managing Partner Full Name (Last name first, if individual) Wang, Cathy Z. ♦ Business or Residence Address (Number and Street, City, State, Zip Code) 2901 Butterfield Road, Oak Brook, Illinois 60523 General and/or Check Box(es) that Apply: ☐ Promoter ☐ Beneficial Owner ☐ Executive Officer ☐ Director Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) Promoter ☐ Executive Officer Check Box(es) that Apply: Beneficial Owner ☐ Director General and/or Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) Check Box(es) that Apply: □ Promoter ■ Beneficial Owner ☐ Executive Officer ☐ Director ☐ General and/or Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) Check Box(es) that Apply: □ Promoter ☐ Executive Officer ■ Beneficial Owner ☐ Director ☐ General and/or Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) Check Box(es) that Apply: ☐ Promoter Beneficial Owner Executive Officer □ Director General and/or Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code)

• Name of the executive officer or director of Inland Real Estate Exchange Corporation, the sole member of Plano 1031 G.P., L.L.C., the general partner of the issuer.

				В	INFORM	ATION AB	OUT OFFE	RING				
										,4,1,1	Yes	No
1. Has	the issuer	sold, or do	es the issue	er intend to	sell, to not	n-accredite	d investors	in this off	ering?	••••••	🗆	$\boxtimes$
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2. Wn	at is the mi	nimum inv	esimeni in	ai wiii be a	ccepted tro	ım any ıno	ividuai?	***************************************			3	467,338*
											Yes	No
3. Doe	s the offeri	ng permit	joint owner	rship of a s	ingle unit?						🛛	
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<sup>•</sup> A smaller amount may be accepted by the company, in its sole discretion.

				В	. INFORM.	ATION AB	OUT OFFE	RING				
-											Yes	No
1. Has	the issuer	sold, or do	es the issue	r intend to	sell, to no	n-accredite	d investors	in this offi	ering?	•••••		$\boxtimes$
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2. Wh	at is the mi	nimum inv	estment th	at will be a	ccepted fro	m any ind	ividual?				. 3	467,338*
											Yes	No
3. Doe	s the offeri	ng permit j	oint owner	rship of a s	ingle unit?	**************		·····	***************************************		. 🛛	
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<sup>\*</sup> A smaller amount may be accepted by the company, in its sole discretion.

#### C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS 1. Enter the aggregate offering price of securities included in this offering and the total amount already sold. Enter "0" if answer is "none" or "zero." If the transaction is an exchange offering, check this box $\square$ and indicate in the columns below the amounts of the securities offered for exchange and already exchanged Aggregate Amount Already Type of Security Offering Price Sold -0--0-Debt ..... -0--0-Equity ☐ Common ☐ Preferred Convertible Securities (including warrants)..... Partnership Interests.... -0--0-Other (Specify <u>Undivided fractional interests in real estate</u>) \$ 15,889,500 4,476,480,69 \$ 15,889,500 4,476,480.69 Total..... Answer also in Appendix, Column 3, if filing under ULOE. Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is "none" or "zero." Aggregate Number Dollar Amount Investors of Purchases Accredited Investors.... \$ 4,476,480.69 Non-accredited Investors..... -0-Total (for filings under Rule 504 only) Answer also in Appendix, Column 4, if filing under ULOE. 3. If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C – Question 1. Type of Dollar Amount Type of Offering Security Sold Rule 505 ..... Regulation A..... ---Rule 504 ..... \$ Total ..... 4. a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the issuer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate. Transfer Agent's Fees **⊠** \$ \$ Printing and Engraving Costs X -0-Legal Fees..... \$ 118,000 $\boxtimes$ Accounting Fees Ø $\boxtimes$ \$ Engineering Fees -0-Sales Commission (specify finders' fees separately) S 963,000 Other Expenses (identify) Marketing..... \$ 160,500 Total ..... \$ 1,241,500

	C. OFFERING PRIC	E, NUMBER OF INVESTORS, EXPENSES AND	USE OF	PROCEEDS		
b.	and total expenses furnished in response	ate offering price given in response to Part C – to Part C – Question 4.a. This difference is the	e <sup>L</sup> adjuste	:d	<u>s</u>	14,648,000
5.	each of the purposes shown. If the amount check the box to the left of the estimate.	ed proceeds to the issuer used or proposed to be ant for any purpose is not known, furnish an est. The total of the payments listed must equal thresponse to Part C - Question 4.b above.	timate and	i		
				Payments to Officers, Directors & Affiliates		Payments To Others
	Salaries and fees			<u>\$</u>		<u>\$</u>
	Purchase of real estate			\$	$\boxtimes$	\$ 14,098,861
	Purchase, rental or leasing and insta	llation of machinery and equipment	🗖	\$		\$
	Construction or leasing of plant buil	dings and facilities		\$		<u>s</u>
	offering that may be used in exchange	luding the value of securities involved in this ge for the assets or securities of another issuer		s		s
						\$
						s
	• ,	0&O Expenses, Closing Costs				\$ 361,000
	Column Totals			\$ 188,139	<b>⊠</b>	\$ 14,459,861
	Total Payments Listed (column total	s added)		<b>⊠</b> <u>\$</u>	14,648	,000
		D. FEDERAL SIGNATURE				
foll	owing signature constitutes an undertakin	igned by the undersigned duly authorized persog by the issuer to furnish to the U.S. Securities by the issuer to any non-accredited investor pu	and Excl	nange Commissi	on, up	on written
Issu	er (Print or Type)	Signature		Date		-
Plar	no 1031 Limited Partnership	Patricia A. Cellosso	-	8/16/	07	
Nan	ne of Signer (Print or Type)	Title of Signer (Print or Type)		-		
Patr	ricia A. DelRosso	President, Inland Real Estate Exchange Corp G.P., L.L.C., the general partner of Plano 10.			of Pla	no 1031

-ATTENTION-

Intentional misstatements or omissions of fact constitute federal criminal violations. (See 18 U.S.C. 1001.)

E. STATE SIGNATURE		
Is any party described in 17 CFR 230.262 presently subject to any of the disqualification provisions of such rule?	Yes	No ⊠
See Annuality Column 5 for cross sections		

- See Appendix, Column 5. for state response.
- 2. The undersigned issuer hereby undertakes to furnish to any state administrator of any state in which this notice is filed, a notice on Form D (17 CFR 239.500) at such times as required by state law.
- 3. The undersigned issuer hereby undertakes to furnish to the state administrators, upon written request, information furnished by the issuer to offerees.
- 4. The undersigned issuer represents that the issuer is familiar with the conditions that must be satisfied to be entitled to the Uniform Limited Offering Exemption (ULOE) of the state in which this notice is filed and understands that the issuer claiming the availability of this exemption has the burden of establishing that these conditions have been satisfied.

The issuer has read this notification and knows the contents to be true and has duly caused this notice to be signed on its behalf by the undersigned duly authorized person.

Issuer (Print or Type)	Signature	Date 8   16   07
Plano 1031 Limited Partnership	Patricia a. Calhosso	8 1 1 6 1 0 1
Name (Print or Type)	Title (Print or Type)	
Patricia A. DelRosso	President, Inland Real Estate Exchange Corporation L.L.C., the general partner of Plano 1031 Limited Po	

# Instruction:

Print the name and title of the signing representative under his signature for the state portion of this form. One copy of every notice on Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

# APPENDIX

1	Intendation to non-a	I to sell accredited is in State -Item 1)	Type of security and aggregate offering price offered in state (Part C-Item 1)		amount pu	investor and rchased in State C-Item 2)		under St (if yes explar waiver	lification ate ULOE s, attach nation of granted) -Item 1)
State	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No
AL							-		
AK									
AZ				· · · · · · · · · · · · · · · · · · ·					
AR									
CA		×	Undivided fractional interests in real estate \$15,889,500	l	\$ 623,694.46	-0-	-0-		Ø
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DC				<u> </u>					
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GA		⊠	Undivided fractional interests in real estate \$15,889,500	•	\$3,083,199.52	-0-	-0-		Ø
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ı	Intend to non-a	d to sell accredited as in State 3-ltem 1)	Type of security and aggregate offering price offered in state (Part C-Item 1)		amount pur	4  f investor and irchased in State  ( C-Item 2)		Disqualification under State ULO (if yes, attach explanation of waiver granted) (Part E-Item 1)	
State	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No
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				1	APPENDIX				
Type of secular and aggregation non-accredited investors in State offered in state						4 f investor and archased in State		5 Disqualification under State ULOE (if yes, attach explanation of waiver granted)	
	(Part B	-ltem 1)	(Part C-Item 1)		(Part C-Item 2) (Part E-Item			-Item 1)	
State	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No
PR									

